

Single Family Residence **RESIDENTIAL**

# 23 RIVER ROCK DR

ROCK CITY FALLS, NY 12863

**\$437,563** TopHap Estimate · \$297 / ft² · confidence 91 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**1,472 ft²**  
LIVING AREA

**1.68 ac**  
LOT SIZE

**2009**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$438K**

\$399K low

\$476K high

Last Sale

**\$299,232 · Mar 5, 2010**

Est. Owner Equity

**\$110,063**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,237 (2025) |
| Assessed Value        | \$230,000      |
| Previous Assessed     | \$230,000      |
| Assessor Market Value | \$380,165      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | SARATOGA                |
| Lot (acres)   | 1.68                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 24 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 12<br>WILDFIRE | 63<br>HEAT | 92<br>STORM | 10<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------|---------------------|-----------|--------|------|
| Feb 1, 2012  | Quitclaim | Quit Claim Transfer |           |        |      |
| Feb 26, 2010 | Resale    | Grant Deed          | \$299,232 | \$203  |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Milton Terrace Elementary School | Elementary | KG–5   | 4.5 mi   |
| Ballston Spa Middle School       | Middle     | 6–8    | 5.3 mi   |
| Ballston Spa Senior High School  | High       | 9–12   | 5.4 mi   |

District: Ballston Spa Central School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

| NEIGHBORHOOD · ZIP 12863

|                                       |                                        |                                      |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|--------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>189</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>589</div> <div>POPULATION</div> | <div>\$83K</div> <div>MEDIAN IN-COME</div> | <div>46°F</div> <div>AVG TEMP</div> | <div>52%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|--------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|